018.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,100 / 818,100
					USE VALUE:	818,100 / 818,100
					ASSESSED:	818,100 / 818,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONSOLAZIO JOSEPH A JR &	
Owner 2:	CONSOLAZIO JENNIFER M	
Owner 3:		
Street 1:	14 PUTNAM RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LAWRENCE GILBERT R--ETAL -
Owner 2:	LAWRENCE AGNES M -
Street 1:	14 PUTNAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,640 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Aluminum Exterior and 2149 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7640.000	265,900	400	551,800	818,100
Total Card	0.175	265,900	400	551,800	818,100
Total Parcel	0.175	265,900	400	551,800	818,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.69 | /Parcel: 380.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	13069
GIS Ref	
GIS Ref	
Insp Date	02/05/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,900	400	7,640.	551,800	818,100	818,100	Year End Roll	12/18/2019
2019	101	FV	211,200	400	7,640.	714,100	925,700	925,700	Year End Roll	1/3/2019
2018	101	FV	211,200	400	7,640.	454,400	666,000	666,000	Year End Roll	12/20/2017
2017	101	FV	211,200	400	7,640.	415,500	627,100	627,100	Year End Roll	1/3/2017
2016	101	FV	211,200	400	7,640.	337,600	549,200	549,200	Year End	1/4/2016
2015	101	FV	206,000	400	7,640.	337,600	544,000	544,000	Year End Roll	12/11/2014
2014	101	FV	206,000	400	7,640.	307,700	514,100	514,100	Year End Roll	12/16/2013
2013	101	FV	206,000	400	7,640.	292,800	499,200	499,200		12/13/2012

!1554!

PRINT

Date	Time
12/10/20	17:08:04

LAST REV

Date	Time
08/25/16	14:28:15
ekelly	
1554	

USER DEFINED

Prior Id # 1:	13069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWRENCE GILBER	1405-98		9/21/2011	Family	350,000	No	No		
	669-54		7/14/1993		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	2017	Siding	18,700		8/11/2015			Vinyl siding.
7/22/2011	736	Manual	7,469					INSULATE ATTIC & E
6/6/2001	394	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
11/12/2015	Permit Insp	PC	PHIL C
2/5/2009	Meas/Inspect	189	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/24/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7640		Sq. Ft.	Site		0	85.	0.85	2									551,821						551,800	

Total AC/HA: 0.17539 | Total SF/SM: 7640 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 551,821 | Spl Credit | Total: 551,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21342564
Const Adj.:	0.99989998
Adj $ / SQ:	151.663
Other Features:	79250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412851
Depreciation:	146975
Depreciated Total:	265876

COMMENTS

648-4029 OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

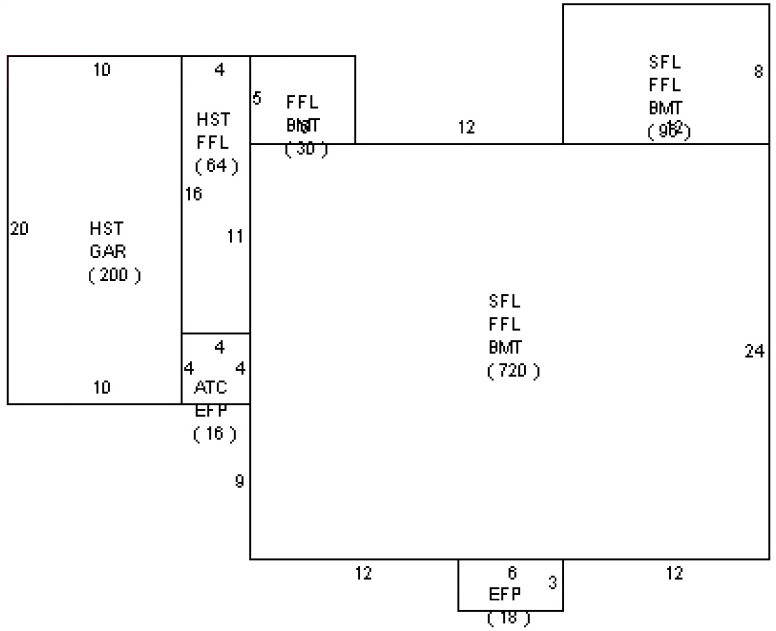
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	151.66
Special Features:	0	Val/Su Net:	90.32
Final Total:	265900	Val/Su SzAd	142.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	151.660	138,013
BMT	Basement	846	60.290	51,002
SFL	Second Floor	816	151.660	123,757
GAR	Garage	200	27.500	5,499
HST	Half Story	132	91.000	12,012
EFP	Enclos Porch	34	72.590	2,468
ATC	Attic	6	151.660	849

	Net Sketched Area:	2,944	Total:	333,600	
Size Ad	1863.6	Gross Are	3086	FinArea	2149

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	1960	4.93	T	40.8	101			400			400
2	Frame Shed	D	Y	1	8X8	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400